

READFIELD PLANNING BOARD

Minutes of Wednesday, September 13, 2017

Planning Board Members: Jack Comart, Jay Hyland, James Schmidt, and Don Witherill
Others Attending: Gary Quintal; CEO, Ranleigh Elwell, Ricky Beaudet

Meeting called to order at 6:33 pm by Jack Comart.

Application:

- 1) William C. Godfrey– Owner– KPK, LLC, Agent – Elwell Masonry Inc.
447 Beacon Street, Unit #3 1063 Litchfield Rd
Boston, MA 02115 Bowdoin, Me 04287

140 Big Pines Lane (map 140 / lot 58) is a seasonal camp requesting to be placed on a 4 ft. frost wall - 1st floor may be elevated but less than 3 feet, demo – 10x24 bunkhouse & rebuild same size on frost walls approximately 105 ft. from NHW, demo – 16x33 shed & rebuild same size on frost walls and placed to allow space for bunkhouse, remove & replace trees as required.

Ranleigh Elwell reviewed the drawing given to the Board showing the camp location in relationship to the HWM and that the owner would like the camp to stay in its present location. The bunkhouse and shed would be removed and rebuilt using their present dimensions and moved at approximately 105 feet from the HWM. A new septic system with a tank and pump station is already installed, a new drilled well is proposed and Nelson Movers will lift the camp and Elwell's Masonry will build the frost walls.

Motion made by James Schmidt / 2nd by Jay Hyland to approve the application as complete with a site visit on September 27 at 5:30 pm and to notify the abutters of the public hearing. (Vote 4-0)

- 2) Chris Leombruno – Owner Agent – Ricky Beaudet
8 Chandler Drive Actnow GC Inc.
Readfield, Me 517 Main St. Oxford, Me

8 Chandler Dr. (map 127 / lot 70) is a seasonal camp requesting 2 decks (8x8) expanding the footprint on each side of the enclosed porch and the interior completely remodel.

Ricky Beaudet reviewed the drawing given to the Board showing the camp location in relationship to the HWM and that the owner would like decks on each side of the enclosed porch. The camp from the HWM is approx. 52 - 55 feet - the new deck would be 50 feet from HWM. The deck will be placed on a 4 in column screwed into the ground, which reduces the amount of earth movement in the shoreland zone.

Motion made by James Schmidt / 2nd by Jay Hyland to approve the application as complete with a site visit on September 27 at 6:00 pm and to notify the abutters of the public hearing. (Vote 4-0)

Administrative Items:

- **Review of Minutes for 08-23-2017**

Motion made by James Schmidt to approve the minutes of the August 23, 2017 meeting as amended, **Second** by Jay Hyland. (Vote 4-0)

Meeting adjourned at 7:20 pm.

Next Planning Board Meeting scheduled for Wednesday, September 27, 2017.